

MINUTES  
CITY COUNCIL OF DEL CITY  
REGULAR MEETING  
October 20, 2025 – 6:00 P.M.  
3701 SE 15<sup>th</sup> Street – City Hall

(Agenda posted on the council bulletin board at 5:00 p.m. on October 17, 2025.)

**1. Call to Order:** at 6:00 PM by **Mayor Floyd Eason.**

**2. Roll Call:**

In Attendance: Council Members Scott Tatom, Claudia Browne, Michael Dean, Pam Finch and Mayor Floyd Eason.

Absent: None.

City Employees: City Manager JD Hock, Assistant City Manager Kellie Wilbanks, and City Attorney William Mueller.

**3. Invocation:** Given by Councilman Dean.

**Pledge of Allegiance:** Led by Chamber Director Joshua Schultz

**4. Public and Council Input**

A. Public:

- Walter Jacques- 4832 Koelsch Dr.- I40 and Sunnyslane intersection where you first come into Del City has really been cleaned up. Very prideful in the appearance of the city and thank you very much.
- Wayne Keener 2128 June Lane- cars are speeding up and down the street. School buses drive too fast down the street. Pulled in his own vehicle in front of the buses to go slowly and make them slow down. The tree at SE 22<sup>nd</sup> and Sunnyslane is in the way and you can't see the intersection. Asked who is responsible for cleaning up the creek behind the homes.
- Larry Hopper lives in OKC- salute Councilman Dean on his statement and all of the Council for their service. Upcoming prospect of a GO Bond vote, part of a how a city keeps up is by keeping up with capital improvements.
- Ken Harten – 4736 Meench Dr.- in 2020 there was catching up and changing bills and he's paid every month but doesn't understand how we are behind again. City Attorney Wheeler said that this is not the time to have a discussion, it is a public comment section. Asked how to get an item on the agenda. Mayor Eason said that to request it just like he did. Mayor Eason said he would make a note. Said that he wants to request an audit going back to 2020.
- Jim Hightower 3221 Epperly Dr. – The mark of a good leader/ manager is the ability for them to leave the area and things to keep running the way that they

should. What's the status on the chief? Is he coming back? He was good for the city. Everywhere I go they say that he was good for the city. Mayor said it's not appropriate for the Council to comment on the matter. Mr. Hightower wants to thank Kellie and Brittany for the facebook live information that they did, he felt like it was very informative and helpful. Wants to know why citizens aren't participating in all the things that the city is putting out there for people to be a part of. Take advantage of all the free things being offered. Councilwoman Browne said to contact her and she'd be more than happy to visit and speak with him on behalf of the police department.

- Christopher Scholes- 3947 14<sup>th</sup> Pl. 4312 SE 29<sup>th</sup> St. – is trying to build a haunted house and eventually for it to be an escape room. Assistant City Manager Kellie Wilbanks said there has been a plan put together, and the CO should be coming along soon.
- Ron McCall 3403 Wofford – 10-23-25 is the Shop with a Cop Fundraiser at McDonalds from 5-8PM. Saturday from 10AM to Noon is the Tiger Trot at Townsend Elementary.
- Joshua Schultz 4321 Spiva Dr. – 10/23 at 8 am will be the Coffee Connection at Arvest Bank, Business after hours at Sovereign Bank. On Thursday 4:30-6pm., Saturday is the Trunk or Treat from 4-7PM at Integris. The Business Bite on 10/30 at Chicken Salad Chick will start at 11:30 AM. There will be coffee at White Buffalo with County Sherriff Johnson on 11/4/25.

B. Council:

- Councilman Tatom- today was opening day for Beach Bunnies and I hear they have good coffee and wants to welcome them to Del City.
- Councilman Finch- went to Chicken Salad Chick and they have amazing food. Also attended the grand opening for the Walmart fuel center and the Del City Band is amazing!
- Councilman Dean- we do listen to comments that you guys send in. We may not always respond the way you want, but we do work on getting with the City Manager to get things prioritized and addressed. Also talked about how water bills have gotten behind. The Fall Town Hall will be good for getting things explained. Facebook has a lot of people being cruel and not helpful.
- Mayor Eason next week there will be a public discussion that is on the agenda about communication between the city and its citizens and the best way to overcome all the misunderstandings. That will be on November 3, 2025.

## 5. City Manager's Report

- City Manager JD Hock - for people that are wanting to know how we fell behind on the utility billing and information on the different fees will be covered in the public discussion at the next council meeting. Thank you to Kellie and Brittany for their facebook live and getting that information out. Upcoming Fall Town Hall will be for anyone that has questions or topics you want addressed.

## Departmental Reports:

- A. City Clerk's Report: given by Interim City Clerk Joseph Carroll
- Sales Tax is down -\$33,894.47 -3.09% decrease.
  - USE Tax is down -\$101.58 -.07% decrease.
  - Tobacco Tax is up \$19.77 .31% increase.
  - Hotel/ Motel Tax is up \$4,705.72 33.51% increase.

## 6. Minutes

Discussion, consideration, possible action to approve minutes of the regular meeting of Council of October 6, 2025.

### **MOTION: TO APPROVE AS WRITTEN**

MOVED BY: FINCH SECOND: DEAN  
AYES: TATOM, DEAN, FINCH, AND MAYOR EASON.  
ABSTAIN: BROWNE.  
NAYS: NONE

## 7. Special Use Permit (SUP) - Religious use within the Single Family Detached Residential District (R-1-D) at 4216 E Reno Avenue

Discussion, consideration, possible action to approve, approve with modifications, deny, or require additional information for a request for a Special Use Permit (SUP) for Religious Use within the Single Family Detached Residential District (R-1-D), per PC Application PC-SUP 691-25; public hearing before Planning Commission on September 24, 2025; approved by Planning Commission on September 24, 2025; authorize Mayor to endorse the same.

### **MOTION: TO APPROVE ITEM 7 AS WRITTEN AND AUTHORIZE MAYOR TO ENDORSE THE SAME.**

MOVED BY: TATOM SECOND: BROWNE  
AYES: TATOM, DEAN, BROWNE, FINCH, AND MAYOR EASON.  
NAYS: NONE

- Councilman Dean asked if we've done the comprehensive plan and it's been approved why is Reno not a commercial zone? When are we looking at getting these zones changed? City Manager Hock said the ordinances are being worked on currently.
- Larry Hopper is a City Planner by training, when you adopt a comprehensive plan it does many things but that doesn't mean you have to rezone everything, it just means you have the ability to rezone as needed.

## 8. Special Use Permit (SUP) - On Premise Alcohol Sales at 5501 Main Street, Ste 104+105

Discussion, consideration, possible action to approve, approve with modifications, deny, or require additional information for a request for a Special Use Permit (SUP) for on premise alcohol sales for the property located at 5501 Main Street, Ste 104+105, per PC Application PC-SUP 692-25; public hearing before Planning Commission on September 24, 2025; approved by Planning Commission on September 24, 2025; authorize Mayor to endorse the same.

**MOTION: TO APPROVE THE SPECIAL USE PERMIT AS WRITTEN AND AUTHORIZE MAYOR TO ENDORSE THE SAME.**

MOVED BY: BROWNE SECOND: TATOM  
 AYES: TATOM, DEAN, BROWNE, FINCH, AND MAYOR EASON.  
 NAYS: NONE

- Councilman Dean stated that this is not an alcohol store that’s selling alcohol but a restaurant that’s serving it and Mayor Eason confirmed.

**9. Assess Abatement Costs to Property Owners**

- City Manager JD Hock makes administrative request to strike #2 from the abatement list and provided new total.

Discussion, consideration, possible action to approve and ratify or deny and remove the assessment costs in the total amount of \$3,642.24 to property owners for cleanup of previously abated properties, in accordance with Del City Code Sections 13-106 through 13-114.

(1) Location: 4721 SE 24TH ST  
 Owner: WHITE CHRISTOPHER  
 Contractor Fee .....\$285.00  
 Administrative Expenses .....\$ 353.54  
 Mailings, photos, processing, copying, etc.....\$ 16.00  
 Total Expenses.....\$654.54

- WE ARE STRIKING ITEM #2.

(2) Location: 4853 ELMVIEW DR  
 Owner: STOKES GARY LEE  
 Contractor Fee .....\$760.00  
 Administrative Expenses .....\$ 353.54  
 Mailings, photos, processing, copying, etc.....\$16.00  
 Total Expenses.....\$1,129.54

(3) Location: 2332 EAGLE DR  
 Owner: SMITH COREY S



with alternative fuel vehicles (Hybrid and CNG) and authorizing up to a twenty percent (20%) match of funds. Authorize Mayor to endorse same.

**MOTION: THAT WE APPROVE AND AUTHORIZE THE SUBMISSION OF THIS GRANT APPLICATION AND AUTHORIZE MAYOR TO ENDORSE THE SAME.**

MOVED BY: BROWNE

SECOND: DEAN

AYES: TATOM, DEAN, BROWNE, FINCH, AND MAYOR EASON.

NAYS: NONE

### **11. Resolution to Apply for ACOG Air Quality Grant Program**

Discussion, consideration, and possible action to approve or deny Resolution 10-20-2025B of the City Council authorizing the submission of a grant application for the ACOG Air Quality Grant Program for the purpose of replacing the gasoline/diesel powered Street Sweeper for the Del City Public Works Department with an alternative fuel Street Sweeper (CNG), construction of sidewalks, updating crosswalks, purchase various traffic safety materials and signage and authorizing up to a twenty percent (20%) match of funds. Authorize Mayor to endorse same.

**MOTION: TO APPROVE AS WRITTEN AND AUTHORIZE MAYOR TO ENDORSE THE SAME.**

MOVED BY: FINCH

SECOND: TATOM

AYES: TATOM, DEAN, FINCH, AND MAYOR EASON.

NAYS: BROWNE

- Councilman Dean this is a fantastic program and thank you to the city and Miss Browne for getting this done.
- Councilwoman Finch- thank you to JD for taking the extra time for going out and getting these grants.
- City Manager Hock thanks to assistant city manager, public works, member of the DCPD and Logan for helping get all the documents together.
- Councilwoman Browne- there are a few other grants that could possibly be in the works and hoping that more will be coming through.
- Marie Moore 3833 Del View Dr. – Is there any concern with coming up with the 20% matching funds? City Manager Hock explained where the money will be coming from.

### **12. Executive Session**

Discussion, consideration, possible action, if any, to approve recessing to executive session for discussion concerning confidential matters pertaining to pending investigations, claims, and actions, pursuant to Oklahoma Statutes, Title 25, Section 307 (B) (4), as the Council, on advice of its attorney, has determined that disclosure will seriously impair the public body's ability to process claims or conduct pending investigations, claims and actions with legal consultation.

**MOTION: TO RECESS TO EXECUTIVE SESSION**

MOVED BY: TATOM

SECOND: DEAN

AYES: TATOM, DEAN, BROWNE, FINCH, AND MAYOR EASON.

NAYS: NONE

- City Attorney Wheeler- it does meet requirements to go into executive session.

RECESS TO EXECUTIVE SESSION AT 7:13 PM

RECONVENED AT 9:09 PM

**MOTION: TO RETURN FROM EXECUTIVE SESSION**

MOVED BY: DEAN

SECOND: TATOM

AYES: TATOM, DEAN, BROWNE, FINCH, AND MAYOR EASON.

NAYS: NONE

**13. Action from Executive Session**

Discussion, consideration, possible action deemed appropriate, if any, arising from discussions held in executive session concerning confidential matters pertaining to pending investigations, claims and actions with legal consultation; authorize the Mayor to execute any documents necessary related to the pending investigations, claims and actions.

**MOTION: TO PROCEED AS DISCUSSED AND AUTHORIZE MAYOR TO ENDORSE DOCUMENTS.**

MOVED BY: FINCH

SECOND: DEAN

AYES: TATOM, DEAN, BROWNE, FINCH, AND MAYOR EASON.

NAYS: NONE

**14. Council Input- None**

**15. Adjournment**

**MOTION: TO ADJOURN AT 9:10 P.M.**

MOVED BY: DEAN

SECOND: TATOM

AYES: TATOM, DEAN, BROWNE, FINCH, AND MAYOR EASON.

NAYS: NONE

Approved this 3<sup>RD</sup> day of November 2025.